

115-117 Sea Road, East Preston
Planning, Access, Sustainability and Design Statement
for
the provision of a building
comprising six x two bedroom and six x one bedroom flats
with associated parking and amenity space.

Applicant: Oakhurst Developments Limited



Brian Madge, BA, MA, MRTPI
Brian Madge Ltd
20 Westmead Road,
Sutton, SM1 4JT

EP/16/11

1. Introduction

- 1.1 This statement is submitted to support an application for a block of flats consisting of 6 x two bedroom flats and 6 x 1 bedroom flats, at 115-117 Sea Road, East Preston. The building provides undercroft car parking and amenity space at roof level designed in a manner that prevents overlooking of adjacent properties.
- 1.2 The site contains a mixed use building of two floors with roof accommodation and a single storey building. To the rear is a yard with detached storage buildings and garages.
- 1.4 The application includes the plans designed by GDM Architects and this statement.

2. The site and its surroundings

- 2.1 The site is located at the end of a small shopping parade in an area of mixed development. Opposite the site is a further retail parade containing a public house and restaurant. Beyond the site to the north is a residential hinterland of largely inter-war houses. To the south, beyond the junction with the Strand, is a caravan site and boat storage yard. Immediately surrounding the site are two flatted developments; Strand Court and Willowhayne Court. Between the site and Coastyard Cottage is a 'backland' house (No 121). Above the retail premises of Parade Mansions are further flats.
- 2.2 The area is characterised by a diversity of housing types as redevelopment has progressively occurred over the past 100 years, both on Sea Road and in the wider area. The immediate local area thus contains redeveloped flats, detached, semi detached houses and some conversions into flats set in the context of a small local shopping parade. The buildings display a variety of size, scale and footprint. The site is level.
- 2.3 Within the area the style of development varies; including Mock Tudor houses and the double mansard of The Parade. The remainder of Sea Road has more plain architecture. The modern redevelopment is mixed in its quality.
- 2.4 The site is outside of the Seafield Road (part), Palm Court Cottages, South Strand (part) – East Preston Area of Special Character.
- 2.5 The character of the immediate locality is shown overleaf;



The application site in its immediate context.



The wider commercial context of The Parade and Sea Road



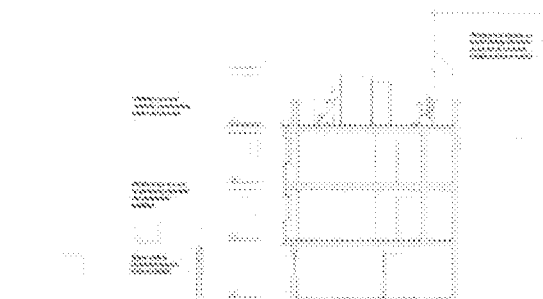
Willowhayne Court (to the rear of the application site)



Coastguard Cottages with Strand Court beyond

3. The Proposal

- 3.1. It is proposed to provide twelve apartments with cycle storage and associated parking provided in an undercroft. A roof terrace is provided and designed, through the use of parapets and set-backs, to ensure direct overlooking of adjacent houses cannot occur. This area is for communal use. The section plan (also copied below) shows how near views from this terrace is restricted)



- 3.2 The design of the proposal is contemporary but draws on some of the traditional themes of the locality. The building is generally no higher than the frontage parade. It provides a cohesive design. The higher level windows facing south are canted whereby one face is obscured and clear glazing is only provided facing southeast thereby ensuring no overlooking.
- 3.3 Parking is towards the rear of the site and is partially undercroft which is both secure and discreet. Secure cycle parking is also provided.
- 3.4 The site is convenient for public transport, being located in an area served by buses on the Worthing Road and trains at Angmering Station. Each is about 1500 metres away. This will, of course, reduce reliance on the private motor car, as will the provision of a cycle store within the parking area, encouraging alternative travel options.
- 3.5 The bulk of the building is similar to the adjacent terrace. Privacy, light and visual amenities of the adjoining properties are maintained.

4. National Planning Policy

- 4.1 This application has taken into account the National Policy Context. The key documents in relation to this proposal are considered to be PPS 3 (Housing) as revised in June 2010.

PPS 3 - Housing

- 4.2 The revised version is largely identical to the 2006 version save four changes which are; a different cross reference to definitions in paragraph 36; a new sentence at end of paragraph 41 regarding the suitability of land for housing; a change to paragraph 47 regarding densities; and the definition of previously developed land in Annex B now excludes 'private residential gardens'. The application site is not garden land but rather commercial land and thus constitutes previously developed land.
- 4.3 Local Planning Authorities are encouraged to consider a range of incentives to ensure that previously developed land is re-used and land in industrial or commercial use could be more appropriately re-allocated for housing development.

- 4.4 The remainder of the PPS is unchanged and emphasises a design led approach to new development. It still requires LPA's to avoid the inefficient use of land having regard to the context of the site (paragraphs 45-51).
- 4.5 The two design practice notes published post PPG 3 remain extant and are: 'By Design' (DTTLR/CABE 2000) and 'Better Places to Live; By design' (DTLR/CABE 2001). Both publications show how housing gain can be achieved without compromising environmental quality whilst recognising valued traditions of urban design. As regard architectural style, PPS 1 and PPS 3 are relevant, both of which advise against unnecessary involvement in matters of architecture. PPS 1 states in paragraph 38:
- Design policies should avoid unnecessary prescription or detail and should concentrate on guiding the overall scale, density, massing, height, landscape, layout and access of new development in relation to neighbouring buildings and the local area more generally. Local planning authorities should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness particularly where this is supported by clear plan policies or supplementary planning documents on design.*
- 4.6 Similarly PPS 3 states in paragraph 50:
- Density is a measure of the number of dwellings which can be accommodated on a site or in an area. The density of existing development should not dictate that of new housing by stifling change or requiring replication of existing style or form. If done well, imaginative design and layout of new development can lead to a more efficient use of land without compromising the quality of the local environment.*
- 4.7 The foregoing has sought to establish the existence of a range of different size buildings in the locality dating from different eras. A development as proposed would be consistent with this wider context. Through the creation of an appropriately scaled development with suburban characteristics the public realm can be both preserved and enhanced. PPS 3 objectives include a key housing policy goal to ensure that everyone has the opportunity of living in a decent home, which they can afford, in a community where they want to live by providing a wide choice of high quality homes, both affordable and market housing, to address the requirements of the community.
- 4.8 PPS 3 requires parking policies to be framed with good design in mind, recognising that car ownership varies with age, household type and the nature of housing and its location, and the need to use land efficiently.

5. The Local Plan

5.1. The Local Plan was adopted in 2003 and notes the need for sustainable growth of housing in order to safeguard the Counties valuable green spaces. The plan acknowledges that most development opportunities are in the built-up areas (GEN 2 refers).

5.2. The main issues that are required to be addressed are:

- Housing Provision
- Urban design
- Character and amenity
- Light and Privacy

5.3. This proposal would result in a higher density provision of housing in a sustainable location complying with the strategic aim of increasing housing identified in Policy GEN 5. The diverse character of the locality makes it ideal for such a development, with the existing architectural styles permissive toward properties of the proposed scale and design. The Annual Monitoring Report 2009-10 notes a current failure to meet housing targets. It notes on page 23 that:

In the present housing climate there is an increased risk of delays to building completions. However, the Council is undertaking work to identify sites with potential for development, to bring forward sites for development, shape development in the district and bring back into use homes that currently stand empty.

The proposal will assist in meeting the current shortage.

5.4. The Local Plan policy encourages this form of residential scheme subject to tests of character and amenity. The site is below the affordable housing threshold.

5.5. The key policy GEN7 seeks to reinforce the local character and respect for the form of the street and building frontage widths in accordance with policy. Within the context of the locality, which has been shown above to be diverse and varied, the scale of the proposal would be in keeping with established trends.

5.6. Amenity considerations are satisfied by the scale of the building. Windows are sited in positions with a canted design and with obscured glazing, located to ensuring no overlooking. The roof garden is set back from the building edge so direct

overlooking cannot occur. All other windows in the flank elevations serving bathrooms and/or kitchens are secondary or obscured glazed.

- 5.7 Policy GEN 7 is permissive towards new development but requires buildings to respect the height and proportions of surrounding buildings. It places emphasis on the design and craftsmanship of architectural features and allows varied materials that are of a high quality. Secured by Design principles requires designs to have ground floor windows and doors that face public areas
- 5.8 In this case a modern design is achieved but with regard to the traditional context. However, respecting the layout, scale, massing, proportions, height and materials of surrounding buildings is of paramount importance and within these constraints, innovation, creativity and originality are the main ingredients of high quality architecture, building on the best characteristics of the local area.
- 5.9 Parking is provided to the standards of the Local Plan which is clear is a maximum provision. The site is in a convenient location being close to local shops, employment facilities and community infrastructure. Policy GEN 12 is flexible according to location.
- 5.10 The proposal reflects this policy and provides twelve spaces for twelve units representing 100% provision. The maximum standards do not prescribe a level of parking.
- 5.11 Secure cycle parking facilities will be provided to the rear of the proposal to accord with the sustainable objectives of PPG 13.

6. Access Considerations

- 6.1 The applicants have considered the proposal and understand what is appropriate and feasible for the site in its context. The visibility splays are in compliance with the policy. The building will comply with the Building Regulations, with the access and appropriate services on the ground floor. Doors and their furniture will be suitable for all members of the community, with special attention paid to access to the car park and ground floor flat access. The proposal is accessible to emergency services.
- 6.2 The vehicle access complies with Table 7.1 of Manual for Streets (as amended by Mfs 2) confirms such width is adequate for cars to pass in opposite directions.

- 6.3 The site is situated in a small shopping/employment location.
- 6.4 Transport access also exists by being sited close to A259 giving easy access to Littlehampton and Goring /Worthing. Littlehampton Town Centre is less than 5 minutes away by road and 8 minutes by train (six trains per hour).
- 6.5 The development will meet the requirements of the Lifetime Homes Requirements in that:
- 1) The width of the access way being a shared surface is 3.5 metres which allows access for all residents of the building.
 - 2) The detailed design will ensure all entrances are illuminated and have accessible level access. Both of these matters can be secured by condition, if necessary.
 - 3) The ground floor hall exceeds 1100mm in width thus providing easy access to the lift and all floors.
 - 4) All doors, internal doorways and hallways allow access for wheelchair users to manoeuvre. The front doors will have a clear opening width exceeding 800mm and internal doors a clear opening width of at least 750mm.
 - 5) All the flats are generous, allowing for turning of a wheelchair.
 - 6) All living rooms can be accessed without steps.
 - 7) All flats implicitly have convenient bed spaces at the entrance level.
 - 8) There is an entrance level toilet which is fully accessible. Features include; a wheelchair user can close the door when inside the toilet.
 - 9) The walls will be constructed such that they are capable of taking adaptations such as handrails.
 - 10) Living room glazing will be easy to open and operate.
 - 11) Switches, sockets, ventilations and service controls will all be at a height between 450mm and 1200mm from the floor.

7 Sustainability

- 7.1 The proposal aims to incorporate high standards of efficiency and to address aspects of renewable resources and sustainable design within the development. The new PPS 1 and its supplement (climate change) promote sustainable and environmentally friendly new housing developments including the Code for Sustainable Homes. These principles will be applied to this current proposal.
- 7.2 The primary environmental issue is the prevention of global warming through reduction of greenhouse gas emissions and especially carbon dioxide. Buildings are responsible for 50% of energy use in the UK and the domestic sector for 60% of this. A development such as is proposed here has the responsibility to demonstrate best practice and minimise impact through integration of renewable resources with careful design and specification of services and materials. There is a real opportunity to demonstrate the potential to achieve a high environmental specification within the private development sector.
- 7.3 The new Part L1 of the current Building Regulations are now more onerous; nevertheless, good practice in Europe demonstrates that much better performance can be achieved at little or no extra capital cost. The desired approach is a specification to reduce the energy demand of the dwellings. The buildings impact is its energy-in-use, i.e., heating, lighting and ventilation, and as such it is very important to achieve an integrated approach, and the following items are key considerations: Thermal design, daylighting, ventilation, efficient lighting and appliances, efficient and low-carbon energy supply systems. The Specification for the design and construction of the building will be as below:

Building Envelope – The thermal performance of the building envelope should be improved to: walls 0.28w/m².k, roof 0.16w/m².k, ground floor 0.20w/m².k. The glazing specification should also exceed the building regulations minimum, with a target of 1.5w/m².k.

Airtightness – In homes built to current standards, ventilation and unwanted infiltration results in the greatest single source of heat-loss. We would therefore propose designing and detailing the construction to achieve an air-tightness of 0.7 air changes per hour. This is a 50% improvement over current UK practice.

Heating & Hot Water – Heating and hot water should be supplied via high efficiency condensing gas boiler connected to a cylinder for storage. In addition to developing a low-energy design, the following areas should be considered when addressing sustainable building and developments:

Water – The specification of low-flush toilets, efficient showers and taps can reduce the consumption of mains water by nearly 50% compared to the UK average. In addition, external water butts to collect rainwater from the roof for garden use which is an inexpensive and effective method to reduce consumption. Flow restrictors can be installed on outlets where a

reduced flow is acceptable, for example on showers and basins. This system allows for a uniform maximum flow to be provided regardless of natural water pressures throughout the building.

Daylighting – By designing good levels of internal daylighting, the building reduces the dependency on artificial lighting. This can also impact on the perceived quality of the internal spaces. The proposed design makes best use of natural daylight to reduce the amount of electrical energy used. All rooms within the flats apart from bathrooms and kitchens are provided with natural light via windows. The number of windows proposed and the use of dimming controls on the lighting scheme where appropriate may assist in achieving the maximum reduction of electrical consumption. The lighting in communal areas is proposed to be controlled via time limited switches to ensure lights in these areas are not left on for any longer than necessary.

Lighting and Appliances and Building Management – Wherever possible, all lighting (including external) should be energy efficient CFL's to reduce electricity use and be fitted with suitable control systems. Any appliances included in the development should be A-rated for energy and water efficiency. There is an opportunity to provide for the most efficient management system and to encourage the future occupants to manage their homes efficiently which will include the use of movement sensor switched lighting systems and controlled heating and ventilation specific to the location within each flat.

Materials – The design team will look to incorporate either locally sourced materials, or those with low-embodied energy. However, it is important to ensure that the long-term performance of the building element is not compromised. This is particularly relevant for the specification of insulation. In addition to this, any timber or timber products should be sourced from FSC (Forest Stewardship Council) or equivalent sources (PEFC), as poor forest management practices can have a substantial impact on local wildlife.

Transport – There is suitable space provision for the safe storage of bicycles to encourage their use over car. Also, by providing facilities for home/office use, the new flats can provide the potential for people to work from home, and again reduce car travel dependency.

Biodiversity – This site is currently hard surfaced so is without biodiversity. The proposal will introduce biodiversity to the site through the introduction of landscaping.

8. Conclusion.

- 8.1 The proposed scheme brings forward much needed housing in a sustainable location. Overall, it is considered the scheme as proposed is compliant with National and local policy and therefore it should be fully supported.